

Recipient: Steve Adler and Council Members

Letter: Greetings,

Continue the occupancy ordinance and eliminate a March expiration date

# Comments

Name	Location	Date	Comment
Andrew Dillon	Austin, TX	2016-02-10	I live here and am witnessing the destruction of family neighborhoods by speculators
Karen McGraw	Austin, TX	2016-02-10	It's high time we stop decimating our central city neighborhoods.
Patricia Wainwright	Austin, TX	2016-02-10	I'm signing because I don't want a "dorm" next door to me. I've lived in my house for 25 years and had every intention of living here until the day I die. Living near UT you know you are going to have students renting in the neighborhood but that dynamic changes when you have 6 students--and their 6 cars--living in one house.
Terry McGinty	Austin, TX	2016-02-10	Stealth dorms ruin the quality of life for nearby residents with trash, parties and noise pollution. Cars are parked on lawns and residents have a group animal house mentality. These Are not affordable houses. They are \$800/bedroom.
Stephen Wolff	Austin, TX	2016-02-10	I strongly oppose any changes to the current Occupancy Limits. We have two "legal" stealth dorms directly across the street with 6 students in each. These are legal because they were permitted mere weeks before the occupancy limits went into effect.
Rosemary Vaughn	Austin, TX	2016-02-10	This is actually happening in my neighborhood. Zoning allowed a 10 BR/10 BA duplex that will rent for 10K monthly that has 1'street parking place and limited on lot parking and no one has the authority to enforce the unrelated persons ordinance. Maybe the rental agency should have to enforce. Dense development was promised to be limited to West campus in return for allowing hi rise apartments.
Kim Bernson	Austin, TX	2016-02-10	It's just the right thing to do. ( in my humble opinion )
Summer Brow	Austin, TX	2016-02-10	This ordinance must continue and actually be enforced. We have a stealth dorm next door with 8 unrelated students living in a 6 bedroom "single family" home. We love our home, but due to the noise and lack of street parking, have seriously been thinking of renting it out... thereby contributing to the decimation of central neighborhoods.
JM Allen	Austin, TX	2016-02-10	Stealth dorms clog streets (like mine) with parked cars and deteriorate the neighborhood's ambiance. Let them build on west campus but not a mile and a half north.
Scott Richardson	Austin, TX	2016-02-10	Do the right thing, extend this ordinance.
annette patterson	Austin, TX	2016-02-10	I live one street over from this property. It is already falling apart. Cheaply made, over filled with people. Too many cars parked everywhere, parties, overflowing trash. It's the developers who are causing this problem. It is ruining our neighborhood.
Terri LeClercq	Austin, TX	2016-02-10	We live in Hyde Park and need to park in Tarrytown or some such--6 vehicles per house and garage space for 2?
Kelly Willis	Austin, TX	2016-02-10	Homes all around me are being torn down and replaced with what amounts to apartment buildings! In the guise of a duplex!
Deaton Bednar	Austin, TX	2016-02-10	Any neighborhood and especially a historic neighborhood needs to be preserved so that in the future folks can live in a neighborhood that is a community instead of just a place to sleep and park a car on the street.
kim meyer	austin, TX	2016-02-10	I don't want my street turned into a frat lane.

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Dirk Heinen	Austin, TX	2016-02-10	I am signing this petition because stealth dorms change the character of traditional single family residential neighborhoods, and create parking, traffic and noise problems in established neighborhoods.
Rice Jackson	Austin, TX	2016-02-10	Drive by 3412 Speedway and have a look, this is what it is all about.
Sharon Starrett	Austin, TX	2016-02-10	We need to preserve family neighborhoods. Stealth dorms house temporary residents who are not particularly invested in the neighborhoods' well- being in the long term. Schools admitting students to their programs should be responsible for providing adequate housing for their students.  near their campuses as part of the
Mike Cannatti	Austin, TX	2016-02-10	Please keep the occupancy limits in place. We attempted to address this issue when I served on the McMansion Taskforce, and while the final ordinance is not perfect, it is needed to protect our neighborhoods from predatory leasing practices that insert stealth dorms in single family residential neighborhoods
Helen Young	Austin, TX	2016-02-10	The stealth dorms diminish the quality of life for the nearby neighbors.
Jerry Young	Austin, TX	2016-02-10	Many of my long-time neighbors are having difficulty affording to live in the neighborhood and having to deal with the additional number of vehicles and noise that come when a group of folks squeeze into a small house.
Elizabeth Shelby	Austin, TX	2016-02-10	I'm signing because I have seen the destruction of my neighborhood due to the city ignoring deed requirements, building of McMansions and two or more homes on one lot as well as the dreaded VMI. It has been very sad to experience!
Judith Searcy	Austin, TX	2016-02-10	Stealth dorms = trash and noise
Mary sanger	Austin, TX	2016-02-10	we need to save as many Moderately priced homes as possible, not incentivize their destruction.
Tommy Wald	Austin, TX	2016-02-10	I am opposed to having stealth dorms built in established neighborhoods. I am for continuing the occupancy ordinance.
Brad Benton	Austin, TX	2016-02-10	I am signing this petition because I lived on Carolyn Ave. and saw first-hand how the neighborhood around us was changing. My concern for the safety of our two young boys (now 8 & 5) resulted us in moving out of the neighborhood 2 years ago. We experienced first hand the results of stealth dorms in the form of increased traffic and unsafe driving (I twice had my car hit on the street).  Thanks, Brad Benton
Pamela Higgins	Austin, TX	2016-02-10	I've seen what stealth dorms can do to a neighborhood and the city tax base having lived in the Rice University area in Houston
Blake Tollett	Austin, TX	2016-02-10	We are trying to preserve our traditional residential neighborhoods.
Judy W Sargent	Austin, TX	2016-02-10	Stealth dorms are a nuisance to neighbors and destroy smaller lower priced houses. Please vote to continue and make permanent the ordinance against stealth dorms. Thank you. Judy Sargent District 10

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Catherine Sargent	Austin, TX	2016-02-10	dorms are disruptive to single family home areas
Susan Pascoe	Austin, TX	2016-02-10	Stealth dorms are a disruptive influence in our neighborhoods. Please make the ordinance against stealth dorms permanent. District 9
John Godfrey	Austin, TX	2016-02-11	please maintain occupancy ordinance
Audrea Moyers	Austin, TX	2016-02-11	We need to protect the quality of our neighborhoods by preventing the creation of large stealth dorms.
Mike lavigne	Austin, TX	2016-02-11	This is the right thing to do
Peter Uhrig	Austin, TX	2016-02-11	We must preserve our neighborhoods or we will lose "Austin".
Betsy Greenberg	Austin, TX	2016-02-11	Reducing the occupancy allowed on new construction has helped stop tear downs. City Council should remove the expiration of this to help preserve existing affordable housing.
Lindsey crow	Austin, TX	2016-02-11	I am against stealth dorms.
Michelle Carlson	Austin, TX	2016-02-11	This is better for Austin neighborhoods.
Donna Endres	Austin, TX	2016-02-11	My neighborhood has been seriously effected by stealth dorms, which this ordinance stopped. If it is not renewed, more affordable houses will be demolished and stealth dorms built in their place.
Sonemaly Phrasavath	Austin, TX	2016-02-11	I used to live in Heritage Neighborhood, originally called Gypsy Grove, from 2008 until a year and half ago. During those years, I have watched stealth-dorms being erected against the behest of the neighborhood and the poor families that have to live next door to them. There is not much left of old Gypsy Grove. What's left of this Austin heritage is surrounded by commercial properties on Guadalupe, encroaching medical buildings and Seton hospital on Lamar, and stealth-dorms catering to UT students. Please Mayor Alder, help preserve Austin's heritage like Gypsy Grove and others like it for Austin families by making permanent a city ordinance to limit the number of unrelated adults to 4.  Thank you for your support on this matter. -Sonemaly Phrasavath
Trish Tang	Austin, TX	2016-02-11	Simply put, Austin's neighborhoods are being destroyed by these developments.
Kelly White	Austin, TX	2016-02-11	I didn't understand stealth dorms until I moved to Heritage and have seen how they are destroying family neighborhoods.
Elizabeth Harvey	Austin, TX	2016-02-12	The quality of life for young families, like mine, in our neighborhoods is being negatively impacted by this kind of development. I live next to a dorm style duplex and the parties, trash, pest infestations and cigarette smoke make it an inhospitable place to raise our daughter. Please help families like mine stay in the homes we worked so hard to buy.
Wade Odell	Austin, TX	2016-02-12	I don't want to see any more houses demolished.
Karen Pope	Austin, TX	2016-02-12	I care about the neighborhood west of the UT campus and oppose any further deterioration of its neighborhood scale at the hands of developers, stealth dorms, and increased density.
Karen Smith	Austin, TX	2016-02-12	I live across the street from a Stealth Dorm and don't want to see anymore built. It's bad for the neighborhood because of many issues, including parking, noise, ambience, and the transient nature of the students coming and going. Please don't allow this ordinance to end and maintain the status quo by continuing to limit the number of unrelated adults in one dwelling.

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Susan Peake	Denver, CO	2016-02-12	I've seen the problems caused in Central Austin neighborhoods, where this type of housing exists.
Mark Levy	Austin, TX	2016-02-12	Families live in these campus areas, too, not just students. Maintaining the ordinance will keep these areas livable for everyone, not just students seeking to minimize rent payments by stuffing a house to the limits. Also, car traffic is a major concern in these areas already, and having more than a dozen cars outside of these residence (occupants plus guests) chokes the neighborhoods off to permanent residents.
Debra Rombach	Austin, TX	2016-02-12	I live in a neighborhood where this ordinance is already ignored and the parking and traffic is horrendous. letting the ordinance lapse would only making things worse.
april rohlich	austin, TX	2016-02-12	Every student Does have a car to park. I don't want to lose the characer of every street and neighborhood. Green space is needed. Don't pave it all!
Marc McDaniel	Austin, TX	2016-02-12	Because "single family" means single family, not boarding house.
Rowena Dasch	Austin, TX	2016-02-12	quality of life in my neighborhood (Aldridge Place) and in my work neighborhood (west campus - Neill-Cochran House Museum).
nirav patel	Pittsburgh, PA	2016-02-12	I live in one of the neighborhoods that is greatly affected by this. I love my neighborhood and unlike the outside investors whom want to maximize rooms for profit, I'm staying put and raising a family here.
Ernesto Cragolino	Austin, TX	2016-02-13	Most inner city houses cannot support 6 adult occupants on account of limited space for parking and limited resources for trash collection. The occupancy limits make sense and conform to the amenities that are provided by SF development.
melissa murray	austin, TX	2016-02-13	because it's the right thing to do.
James A. Prentice	Austin, TX	2016-02-16	there have been two residences across the street from me that function as stealth dorms with 4-6 cars parked in the driveways & on the street. Not good for our neighborhood.
Kathleen Lawrence	Austin, TX	2016-02-16	A stealth dorm was built on my street (35th and Duval) 13 years ago. We were unable to reside in our home because of constant noise, trash and parking problems. We sold our home and lost \$70k in value because of the effect of this development on our block. Bet the developer has made a pretty penny on the backs of neighbors! Stealth dorms ruin single family neighborhoods and do not provide affordable housing.
Faye Rozmaryn	Austin, TX	2016-02-16	As a retired educator my home is my main asset. There are 4 houses next to my house that provides rental, but I am very fearful that they will be torn down for student housing. I like my neighbors who rent, but I've seen how these "stealth dorms" have destroyed the nature of the quiet senior and family friendly neighborhoods. Please don't fall prey to greedy land developers who don't have to live near these dangerous dorms. By the way, on of those 4 homes have already been scraped awaiting your vote. Please continue the occupancy ordinance. It's working!
Megan Meisenbach	Austin, TX	2016-02-17	Stealth Dorms have decimated the quality of life for those living around them. Stealth Dorms benefit one owner while removing value for the owners all around. Stealth Dorms spread because the chase out the families who want to live a peaceful life at home Megan Meisenbach
Kristen Raven	Austin, TX	2016-02-18	It's my neighborhood!!

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Olivia Primanis	Austin, TX	2016-02-19	The Northfield Neighborhood has experienced robust development under this ordinance. Houses and duplexes have been constructed with a layout that can accommodate friends or families-- young and old, not just students, as is the case with the stealth dorms. Please support continuation of the occupancy ordinance and eliminate a March expiration date. Thanks!
Joseph Carcione	Austin, TX	2016-02-19	It is important to protect Single Family Homes in Austin.
kris schludermann	austin, TX	2016-02-19	The currently occupancy limits actually promoted more reasonable replacement housing. We got homes instead of stealth dorms
Elizabeth Brightwell	Austin, TX	2016-02-19	Let's not loose sight of the value families offer to the city in the pursuit of attracting young adults.
Amy Pedersen	Austin, TX	2016-02-19	I don't want stealth dorms ruining my neighborhood.
Clay Crenshaw	Austin, TX	2016-02-19	I'm sick of watching the fixer-uppers in Northfield get torn down to build stealth dorms. Please don't continue to price families out of the neighborhood.
Kelly Hall	Austin, TX	2016-02-19	I want to be able to raise my daughter in central Austin. I want to stay in the home I purchased 14 years ago, in the same neighborhood I loved then. Some change is inevitable, but the kind of change that makes it both less pleasant to live in AND less affordable, has GOT TO GO - permanently!
Christopher Burton	Austin, TX	2016-02-19	CONTINUE THIS ORDINANCE. THANK YOU MAYOR.
christopher hynes	austin, TX	2016-02-19	these are apt. houses and yet they pay the tax's of a single family home.
louis redden	Austin, TX	2016-02-19	We live with 3 McDorms, unsupervised young people, on our street in 10 years. Wouldn't want that visited on any others.
Sebastian Wren	Austin, TX	2016-02-20	I believe Austin needs a little more density and urban infill, but I think that Stealth Dorms are the absolute WORST approach to creating density.  I think if Stealth Dorms are what people think of when they think about Smart Growth or Urban Infill, then of course they will hate the idea of creating density. There are better, smarter ways to create housing in Central Austin.
jan seaward	Austin, TX	2016-02-20	The occupancy limit ordinance has produced a very positive impact . Please continue the ordinance.
lisa cronin	Austin, TX	2016-02-21	I'm signing this petition because stealth dorms are decreasing the diversity of my neighborhood and are eyesores that reduce walk ability. I am pro density in the core and would rather see well designed apartment buildings built at the edges (along Lamar and Airport) of my neighborhood (North Loop) to provide this density while also allowing for enclosed adequate parking, trash services, landscaping services, and appropriate regulation oversight. Please....Don't let developers ruin at our "SF- single family" neighborhoods for self interested profit
John Tongate	Austin, TX	2016-02-22	I don't want to see my neighborhood become increasing unlivable for long term residents including families with children.
donna morrow	austin, TX	2016-02-22	These stealth dorms do not belong in a family neighborhood.
Stephanie Ryan	Austin, TX	2016-02-24	Let's keep our urban neighborhoods exactly that, and not (masked) commercial centers. Thank you.
John Lohr	Austin, TX	2016-02-26	I am opposed to overloaded single family residences impacting neighborhoods not designed to handle them.